028.0	0004	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,006,600 /	1,006,600
USE VALUE:	1,006,600 /	1,006,600
ASSESSED:	1,006,600 /	1,006,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33	-35	WINTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEMERJIAN PAUL
Owner 2:	
Owner 3:	
Street 1:	6 BLUEBERRY LANE
Street 2:	
Twn/City:	STONEHAM
St/Prov:	MA Cntry: Own Occ: N
Postal:	02180 Type:

PREVIOUS OWNER

Owner 1:	WINTER STREET HOME LLC -
Owner 2:	-
Street 1:	6 BLUEBERRY LANE
Twn/City:	STONEHAM
St/Prov:	MA Cntry:
Postal:	02180

NARRATIVE DESCRIPTION

This parcel contains 7,727 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Aluminum Exterior and 2461 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7727.000	478,300	6,900	521,400	1,006,600
Total Card	0.177	478,300	6,900	521,400	1,006,600
Total Parcel	0.177	478,300	6,900	521,400	1,006,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.02 | /Parcel: 409.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 028.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	478,500	6900	7,727.	521,400	1,006,800	1,006,800	Year End Roll	12/18/2019
2019	104	FV	370,900	6900	7,727.	554,000	931,800	931,800	Year End Roll	1/3/2019
2018	104	FV	370,900	6900	7,727.	404,100	781,900	781,900	Year End Roll	12/20/2017
2017	104	FV	347,800	6900	7,727.	352,000	706,700	706,700	Year End Roll	1/3/2017
2016	104	FV	347,800	6900	7,727.	299,800	654,500	654,500	Year End	1/4/2016
2015	104	FV	309,800	6900	7,727.	293,300	610,000	610,000	Year End Roll	12/11/2014
2014	104	FV	309,800	6900	7,727.	241,200	557,900	557,900	Year End Roll	12/16/2013
2013	104	FV	322,300	6900	7,727.	229,400	558,600	558,600		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WINTER STREET H	58092-209		12/15/2011	Convenience	1	No	No		
DEMERJIAN MICHE	58092-208		12/15/2011	Family	250,000	No	No		
EDE ROSE S,	55955-410		12/1/2010	Estate/Div	1	No	No		
FRENI JOSEPH &	12011-278		6/8/1971	Family	39,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/27/2019	1935	Porch	10,000	C				
10/27/2014	1438	Re-Roof	18,050					Strip and re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2017	MEAS&NOTICE	KB	Kevin B
5/14/2009	Measured	189	PATRIOT
2/17/2000	Mailer Sent		
2/17/2000	Measured	264	PATRIOT
8/12/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

19544

GIS Ref

GIS Ref

Insp Date

09/09/17

!2361!

PRINT

Date	Time
12/10/20	17:47:27

LAST REV

Date	Time
02/27/20	15:45:22

danam

PAT ACCT. 2361

USER DEFINED

Prior Id # 1:	19544
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7727		Sq. Ft.	Site		0	80.	0.84	1									521,449						521,400	

Total AC/HA:	0.17739	Total SF/SM:	7727	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	521,449	Spl Credit		Total:	521,400				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.07665586
Const Adj.:	0.98000199
Adj $ / SQ:	179.371
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	649810
Depreciation:	171550
Depreciated Total:	478260

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	7	3	
Totals			
2	14	6	

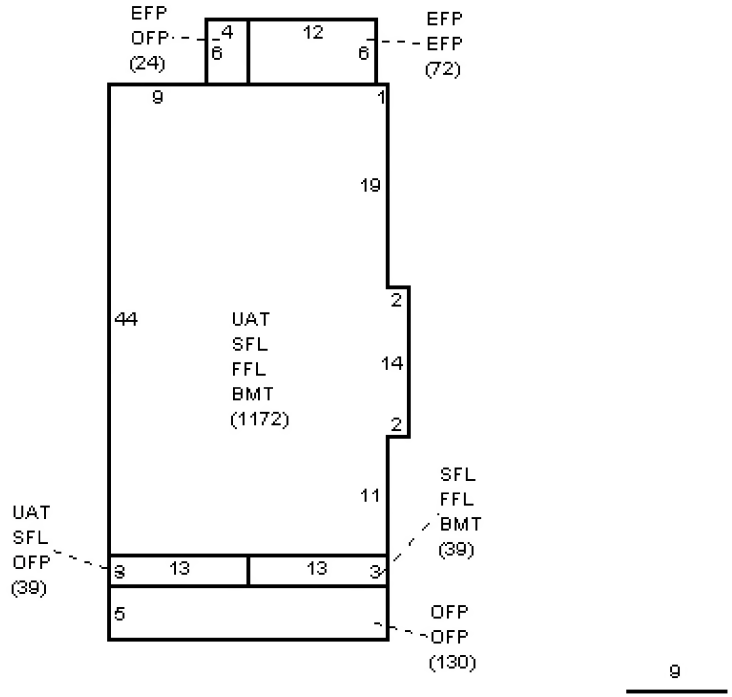
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	179.37
Special Features:	0	Val/Su Net:	107.10
Final Total:	478300	Val/Su SzAd	194.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,250	179.370	224,214
BMT	Basement	1,211	53.810	65,166
FFL	First Floor	1,211	179.370	217,219
OFP	Open Porch	323	21.180	6,840
UAT	Upper Attic	303	71.750	21,722
EFP	Enclos Porch	168	42.560	7,150

	Net Sketched Area:	4,466		Total:	542,311
Size Ad	2461	Gross Are	5374	FinArea	2461

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 028.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X30	A	AV	1930	19.17	T	40	104			6,900			6,900

More:	N	Total Yard Items:	6,900	Total Special Featues:		Total:	6,900